

MIRAMAR RANCH NORTH PLANNING COMMITTEE
MRNPC MEETING MINUTES
Tuesday, Sept 3, 2019

Scripps Ranch Civic Association Community Center
<http://scrippsranch.org/committees/advisory-committees/mrnpc>

Meeting Called to Order at 7:05 P.M. and a quorum of 8 seated members were present.

Members Present: Michelle Abella-Shon (Chair), Lorayne Burley (Vice Chair), Jan Kane, Russell Shon, Brenda Ruhl, Michael Heyer, Claude Braunstein and Bill Crooks.

Guests (On File): guests signed in and note of contact information was gathered by Chair for potential new MRNPC members. Mark Kersey (City CM District 5) Wally Wulfeck (SRPG Chair), Lisa Croner, Alex Petrovic (resident, 4th time guest on file), Doug Kurtz (resident, 3rd time attending), Lenore Evenson (resident, 1st time guest on file), Daniel Brass (resident, 1st time guest on file)

Introductions: Board members & guests introduced themselves.

Public Comment (Non-Agenda items): None.

Modifications to the Agenda: ***Motion was made by L. Burley with a second by R. Shon to modify the agenda to move the YMCA Committee Report to Information/Action Items #5, after the Proposed BofA outdoor security lighting on MAD land. Motion passed by vote of 8-0.0.***

COMMUNICATIONS:

1. **City Councilmember District 5:** *Mark Kersey* reported. Road repairs still a priority. Repaving Scripps Poway Parkway (SPP) delayed. SPP work to start end of year. SR Blvd road work to start next year. Cypress Canyon Rd and Scripps Creek Drive scheduled for slurry seal next year. SR Library expansion funding is there/provided. Fairbrook Park, ground breaking next year. Cypress Canyon Park improvements pending. SD Unified 4-story apartment Project with Monarch Development of La Jolla has hearing scheduled on Sept 18th with Hearing Officer. Mark is opposed to this project. Development process was terrible. Hearing Officer decision can be appealed to Planning Commission. Homeless shelter proposal for only SR Park & Ride area at SPP and I-15/Mercy Rd was discussed. Many residents voiced concerns about lack of transit in area, no busing, the impact to the utilized Park & Ride, small property size, poor communication and impacts to surrounding businesses. RFP will be issued and residents can offer comments.
2. **State:** *Rob Knudsen and Tanner Woods* with ASM Maienschein office reported. Tanner introduced and provided his background; UCSB economics major, new intern for office. Shared updates on AB845 and AB605.
3. **Federal/County/Caltrans/City of SD:** No reports.
4. **Scripps Ranch Planning Group (SRPG):** *Wally Wulfeck, SRPG Chair* reported. Next meeting 09/05/2019 at Scripps Ranch Library. KB Homes proposed project is back on the table. Will go to Planning Commission on Sept 12th. They reduced the number of homes, will have 50 acres for homes and 20 acres for education use. Proposed traffic mitigation is area will be traffic light signal synchronization. Traffic at Marshall Middle School and Pomerado Road/Willow Dr has major congestion. Proposal to change holding company in business park. Working with City on Finance Facility Plan updates. CPG elections are in March.
5. **Scripps Ranch Civic Association (SRCA):** *Wally Wulfeck and Lenore Evenson* shared updates. Several new board members. No SRCA Community Fair planned. Car show scheduled for Sept 14th. Clean-up date scheduled for Oct 18th.

PRESENTATIONS OF INFORMATION / ACTION ITEMS:

1. **Info Item: Update on 40-acre Renzulli Property** – no report from Austin Dias or Rep. *Wally Wulfeck, SRPG Chair*, shared that City DSD requested that the community planned roadway through the property not be removed/changed. Community in favor of housing cu-de-sacs vs planned road.
2. **Info Item: Update on Watermark Project** – *Janay Kruger* presented. Currently processing the many needed building permits. Plans to work w/ Caltrans on bike path integration. Estimate for ground-breaking is TBD. Plan to schedule community event. Trees along Scripps Poway Parkway (SPP) is a concern. Need to be remove several to increase turn lanes into Watermark Project. MAD will be reimbursed for tree loss.
3. **Action Item: Approval of Proposed Whole Foods Liquor License at Watermark Project** – *Stephen Jamieson*, Whole Food Mkt; *Hans Milberger*, Whole Foods Mkt; and *Sgt. Ben McCurry* (SD Police Dept) presented. Discussion included the need to determine the public convenience and necessity for the requested liquor licenses and reasons/descriptions of the off-sale, on-sale and tasting license types. Board and guests expressed support; no concerns noted for request for additional liquor licenses in area. **Motion was made by L. Burley with a second by B. Ruhl to recommend that the MRNPC approve the request for off-sale (type #21), on-sale (type #47), and tasting (type #86) liquor licenses for Whole Foods Market at the Watermark Project. Motion passed by vote of 8-0-0.**
4. **Action Item: Approval of Proposed Bank of America outdoor security lighting on MRN MAD land** – *Laura Prahm* (Orange Electrical & Bank of America) presented. Architectural drawings and color photos shared identifying location/design of security lighting pole. Concerns re proximity to existing fencing and trees discussed and resolved. **Motion was made by L. Burley with a second by B. Crooks to recommend that the MRNPC approve the request for the Bank of America outdoor security lighting on MRN MAD land. Motion passed by vote of 8-0-0.**
5. **Information Item: YMCA Report** – *Monica Duggan* (YMCA Exec Director Rancho YMCA outreach) and *Ellen Caprio* (YMCA member and SR Resident) presented. Ms. Caprio, active YMCA member, introduced Ms. Duggan. Ms. Duggan shared her background and asked for community input for possible upgrades to existing YMCA facilities in Scripps Ranch. M. Abella-Shon asked if a permanent YMCA facility was planned. No funds available at this time/date. Considering possible turf fields, senior activities. No swimming pool.
6. **Action Item: Recommendation for Monarch Tentative Map Waiver; Project no. 628927** – *Janay Kruger* (Scripps Mesa Apt/ Monarch Development Group of La Jolla) presented. Monarch Tentative Map Waiver hearing, Process 3 with the City of San Diego is scheduled for Wednesday, Sept 18th at 9:00am in City Council Chambers. TM Waiver is intended to subdivide the affordable rental units from the market-rate rental units for the purpose of obtaining an affordable housing bond financing. The ratio of the affordable units is estimated between 10% and 20%. Janay was asked if project plans could provide genuine community benefits since currently the proposed project has little community support. Janay shared that Bob Ilko (President SR Civic Assoc) sent letter with request for senior center at site. (This request was sent via email and suggested that the project add a community senior center in the commercial portion of the project, not at the STEAM facility. L. Burley shared that Per CA State Board of CA approval, the community benefit was community meeting room, community garden and recreation areas and the proposed project does not have the recreation areas. L. Burley prepared a draft CONDITIONS Letter for MRNPC to submit at the Sept 18th Hearing Officer that includes CONDITIONS to the CPG recommendation to deny the TM Waiver by vote of 9-0-0 on April 2, 2019. **Motion was made by B. Crooks with a second by R. Shon to**

recommend MRNPC Chair sign and submit the CONDITIONS Letter to Hearing Officer for the September 18, 2019 meeting. Motion passed by vote of 8-0-0.

7. **Info Item: MAD Update (Maintenance Assessment District)** – *Bill Crooks* reported. Irrigation changes/improvements under review. Need for tree trimming. MAD has lots of dense tree growth after 20 years. Need to remove/ thin. Still strive/goal to keep maintenance costs down.
8. **Action Item: Vote to appoint new MRNPC board member until the March 2020 elections** – *Michelle Abella-Shon* reported. At this meeting date there are four/4 open board member seats. Four/4 community residents have expressed interest in MRNPC membership. Michelle shared that our MRNPC secretary, Beata Piehl, resigned her position in August 2019 due to new job employment. Alex Petrovic has attended 4 meetings, Doug Kurtz has attended 3 meetings, Lenora Evenson and Daniel Brast both have attended 1 meeting. **Motion was made by L. Burley with a second by C. Braunstein to recommend appointment of Alex Petrovic (attended two meetings) and Doug Kurtz (attended three meetings) to MRNPC open member seats until the March 2020 general membership elections. Motion passed by vote of 8-0-0.**

CONSENT AGENDA: June 4, 2019 Meeting minutes are approved by consent.

COMMITTEE REPORTS:

1. **Chair's Report:** *Michelle Abella-Shon* reported. No additional information to share at this date.
2. **Community Planners Committee (CPC):** *Wally Wulfbeck* reported. The CPC meeting was on Tuesday, August 27, 2019. Committee was presented: (1) Housing Element Update and info re upcoming area workshops; (2) Regulations of Sidewalk vending ordinance that will regulate the time, place and manner during which folks can do sidewalk vending, this is a follow up to the repeal of the push cart regulations as of result of SB 946; (3) Suggestion to request that all personal mobility providers in San Diego to be required to provide detailed usage data to the City and planning groups. Providers, such as: Cabs, Uber, Lift, Scooters, would provide data usage. Hire consulting company to manage. Next CPC meeting is Sept 24, 2019 at 7pm.
3. **Public Transportation in Scripps Ranch:** *Michelle Abella-Shon* reported. *Beata Piehl*, resigned 08/2019, was lead on this effort. *Lorayne Burley* volunteered the lead in this important community need for transit within Scripps Ranch.
4. **Public Facilities Financing Plan (PFFP):** no report.
5. **YMCA:** Moved to Information Item #5
6. **Open Space, Parks & Recreation:** no report.
7. **Round Table:** no additional comments shared.

Meeting adjourned at 9:00 P.M.

Next Meeting Date: Tuesday, October 1, 2019.